

Appraisal/WA2
1985

674-F



Front



Street Scene



<u>Parcel No.</u>	674-(F) (The Soto Mission) (Land assumed vacant)
<u>Location and Description:</u>	Parcel 674-(F) is located 55 feet east of the southeast corner of the intersection of Bush and Laguna Streets
<u>Zoning:</u>	RH Residential High Density
<u>Dimensions and Area:</u>	137.5 x 60 x 137.5 x 60 = 8,250 sq.ft.
<u>Access:</u>	From Bush Street only
<u>Topography:</u>	Level to curb, bus street has a slight upslope east and west.
<u>Improvements:</u>	A large two-story special purpose public building, originally a Jewish Temple built in 1895. This structure has unique architectural blend of Venetian-Moorish design with a rich history of various owners and use. On April 18, 1976, the structure was designated as a landmark by the County Board of Supervisors.

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APPRAISAL/WA2
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PARCEL
676-A



Front



Street Scene



Parcel No.: 676-A

Location and Description : Parcel 676-A is located on the south-west corner of Bush and Buchanan. Bush is a main arterial running in an easterly direction only. Buchanan runs north and south. The parcel is level to Bush for 79.75 feet. The Buchanan frontage of 91.5 feet is sloping slightly in a southerly direction. There appears to be no adverse engineering or development problems noted.

Zoning : RM Residential Medium Density

Dimensions and Area: 85.5 x 79.75 x 91.5 x 6 x 11 = 7,231.13 sq.ft.

Access: From Bush or Buchanan

Shape: Irregular, due to a small 6' x 11' southwest corner of the Parcel. The primary portion of the site is rectangular.

Topography: Slight downslope to the south fronting Buchanan

Improvements: None

APPRAISAL WA2
1985

PARCEL
683-D(1)



Street Scene



17

17

17

17

<u>Parcel No:</u>	683-D-1
<u>Location and Description:</u>	Woutheast corner of Sutter and Steiner with 108.5 feet fronting Steiner, 55 feet fronting Sutter. The parcel is irregular is shape due to a previous subdivision. The second parcel 683-D-2 consisting of 3,190 sq.ft. 29 by 110 in dimension occupies the immediate corner of Steiner and Sutter. Parcel 683-D-1 if sold or developed separately may have an adverse effect on the subject parcel's utility and desirability. The parcel 683-DU7 is further adversely affected by the fact that there is an easement 89 feet long and 5 feet wide for light and air to the adjacent parcel 683-D(2)
<u>Zoning:</u>	R-M Residential medium density
<u>Dimensions and Area:</u>	165 x 137.5 x 55 x 29 x 110 x 108.5 = 19,497.5 sq.ft.
<u>Access:</u>	From Sutter or Steiner
<u>Shape:</u>	Irregular
<u>Topography:</u>	Level to curb from both streets
<u>Improvements:</u>	None

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APPRAISAL WA 2
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PARCELS: 728-N
728-L

3119 SHATTUCK AVE.
P O. BOX 5103
OAKLAND, CA 94605

SUBJECT PROPERTIES:

- A. 1339-41, Pierce Street is a two units Victorian styled flat, with a one car built in garage. The lower level consist of 1355 sq. ft. of living area including three bedrooms, two baths, dining room, living room and laundry facilities. The upper level has 1440 sq. ft. of living area including three bedrooms, study, two baths, dining room, living room and laundry facilities. The lot size is 2187.5 sq. ft. The property is being valued as per plans and specifacations as set forth by the SFRA in accordance with the Western Addition A-2 Redevelopment Plan.
- B. 1905-07, O'Farrell Street is a single family Victorian styled structure with no off street parking. The total living area of this 2 story structure is 1900 sq. ft. including three bedrooms, a study, living and dining rooms along with a breakfast room, greenhouse setup, along with 2.5 baths and laundry facilities. The lot size is 2500 sq. ft. The property is being valued as per plans and specifacations as set forth by the SFRA in accordance with the Western Addition A-2 Redevelopment Plan.



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3119 SHATTUCK AVE.
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COMPARABLE #1 - FOR SUBJECT A

ADDRESS..... 1031 SCOTT STREET
ZONING RM
SALES PRICE AND FINC..... \$279,000.00, 20% DN CONV
DATE OF SALE 5-85
#UNITS AND SQ. FT. PER UNIT 3- 1000 SQ. FT. EACH
CONDITION OF IMPROVEMENTS GOOD
PARKING 3 GARAGES
FAIR MARKET RENT \$2250.000
RENT MULTIPLIER 124
OF ROOMS 15
PRICE PER ROOM 18,600
PRICE PER SQ. FT. BLDG SIZE 93.00
PRICE PER UNIT 93,000.00





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COMPARABLE #2 - FOR SUBJECT A

ADDRESS..... 2986 PINE STREET
ZONING R3
SALES PRICE AND FINC..... \$205,000.00 (LOW) CTL
DATE OF SALE 3-85
#UNITS AND SQ. FT. PER UNIT 2- 1181 AND 1209
CONDITION OF IMPROVEMENTS AVERAGE
PARKING NONE
FAIR MARKET RENT \$1550.00
RENT MULTIPLIER 132
OF ROOMS 11
PRICE PER ROOM 18,636
PRICE PER SQ. FT. BLDG SIZE 86.00
PRICE PER UNIT 102,500.00





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COMPARABLE #3 - FOR SUBJECT A

ADDRESS..... 538 BAKER
ZONING R3
SALES PRICE AND FINC..... \$210,000.00, 20% DN CONV
DATE OF SALE 5-85
#UNITS AND SQ. FT. PER UNIT 2- 1520 SQ. FT. & 1659 SQ.FT.
CONDITION OF IMPROVEMENTS GOOD
PARKING 3 GARAGES
FAIR MARKET RENT \$1750.000
RENT MULTIPLIER 120
OF ROOMS 13
PRICE PER ROOM 19,091
PRICE PER SQ. FT. BLDG SIZE 66.00
PRICE PER UNIT 105,000.00



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COMPARABLE #4 - FOR SUBJECT A

ADDRESS..... 16 WILMOT STREET
ZONING R2
SALES PRICE AND FINC..... \$250,000.00, 20% DN CONV
DATE OF SALE 4-85
#UNITS AND SQ. FT. PER UNIT 2- 855 & 859 SQ. FT.
CONDITION OF IMPROVEMENTS GOOD
PARKING NONE
FAIR MARKET RENT \$1650.000
RENT MULTIPLIER 152
OF ROOMS 6
PRICE PER ROOM 41,667
PRICE PER SQ. FT. BLDG SIZE 146
PRICE PER UNIT 125,000.00



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COMPARABLE #5 - FOR SUBJECT A

ADDRESS..... 2173 TURK STREET
ZONING R3
SALES PRICE AND FINC..... \$140,000.00, 20% DN CONV
DATE OF SALE 12-84
UNITS AND SQ. FT. PER UNIT 2- 1077 & 1101 SQ. FT.
CONDITION OF IMPROVEMENTS FAIR
PARKING NONE
FAIR MARKET RENT \$1150.000
RENT MULTIPLIER 122
OF ROOMS 10
PRICE PER ROOM 14,000
PRICE PER SQ. FT. BLDG SIZE 64.00
PRICE PER UNIT 70,000.00



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COMPARABLE #1 - FOR SUBJECT B

ADDRESS 79 PIERCE STREET
SALES PRICE \$185,000.00
TERMS OF SALE CTL (59%) ASM
DATE OF SALE 1-85
LOT AREA 2374 SQ. FT.
PARKING NONE
ROOM COUNT 7-3-1
BLDG AREA 2537 SQ. FT.
CONDITION OF IMPROVEMENTS FAIR CONDITION
AGE OF BLDG -0-



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COMPARABLE #2 - FOR SUBJECT B

ADDRESS	2268 PINE STREET
SALES PRICE	\$175,000.00
TERMS OF SALE	20% DN CONV
DATE OF SALE	1-85
LOT AREA	2360 SQ. FT.
PARKING	NONE
ROOM COUNT.....	9-5-1
BLDG AREA	3120 SQ. FT.
CONDITION OF IMPROVEMENTS	FAIR CONDITION
AGE OF BLDG	-0-



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COMPARABLE #3 - FOR SUBJECT B

ADDRESS 580-14th STREET
SALES PRICE \$195,000.00
TERMS OF SALE 20% DN CONV
DATE OF SALE 2-85
LOT AREA 2500 SQ. FT.
PARKING 2 GARAGES
ROOM COUNT 7-2-2.5
BLDG AREA 2012 SQ. FT.
CONDITION OF IMPROVEMENTS GOOD CONDITION
AGE OF BLDG 50



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COMPARABLE #4 - FOR SUBJECT B

ADDRESS 2721 TURK STREET
SALES PRICE \$200,000.00
TERMS OF SALE 20% DN CONV
DATE OF SALE 11-84
LOT AREA 2250 SQ. FT.
PARKING 2 GARAGES
ROOM COUNT 7-2-2
BLDG AREA 2009 SQ. FT.
CONDITION OF IMPROVEMENTS GOOD CONDITION
AGE OF BLDG 48



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IDENTIFICATION OF THE PROPERTY

Parcel No.: 1100-D1

Location: The subject is located on the east side of Beideman Street 75 Feet north of Ellis Street in the Western Addition of San Francisco.

Zoning: RM (Residential, Medium Density), As designated by the San Francisco Redevelopment Agency.

Description: A site practically square in shape, having a 100 ft frontage on Beideman Street, and a depth of 90 feet. Site is level at grade with a slight drop to toward the rear line. Subject is vacant with common grass and small wild shrubbery.



Appraisal / WA 2

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IDENTIFICATION OF THE PROPERTY

Parcel No.: 1126-B

Location: Commencing 100 feet from the Northwest corner of Eddy and Divisadero Streets.

Dimensions and Area: 9,606 total square feet.

Zoning: RM (Residential, Medium Density), as designated by the San Francisco Redevelopment Agency.

Description: A vacant angular, but irregular, shaped lot with 80 feet frontage on grade with Eddy Street, running relatively level, then with a sharp drop towards the rear. Lot is covered in rough vegetation, including a large tree. The western line is serrated, which includes a "Key" lot effect. Site preparation may prove more costly to accomplish.



From Eddy Street







